



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, September 27, 2011
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris, Doug Cooper and Larry Johnson.

Roger Weaver & Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, September 27, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

- A. **VARIANCE** – Larry Johnson, 101 Lisa Lane, is requesting a (10' required, 2' requested) side yard variance to place a pre-fabricated carport at 101 Lisa Lane. The property is zoned R-1. Tax Parcel 148A-001.

Mr. Johnson presented his request to the Planning Commission. There were no comments or questions from the public.

- B. **MINOR SUBDIVISION**: Old Weed & Ready Plantation, LLC, 2300 St. Marys Road, St. Marys, GA 31558, is requesting Subdivision Approval for a Two Lot Minor Final Plat of a 719.3 acre parcel identified as 149-004 located off Osborne Street between Liberty Street and E. Meeting Street. Property is zoned PD.

Walt Notheis, St. Marys Realty, presented the request on behalf of Old Weed & Ready Plantation, LLC. The Planning Commission questioned if this was part of the original mill site property and was confirmed by the applicant that it was. There were no questions or comments from the public.

- C. **REZONING**: Old Weed & Ready Plantation, LLC, 2300 St. Marys Road, St. Marys, GA 31558, requests rezoning of a .072 acre property, a portion of parcel 149-004, from the present PD zoning to C-1. This property is located off Osborne Street between Liberty Street and E. Meeting Street.

Walt Notheis, St. Marys Realty, represented Old Weed & Ready Plantation, LLC. Larry Johnson, Chair for the Planning Commission, questioned why the applicant is rezoning from a PD, which includes C-2, to C-1. Roger Weaver, Planning Director, explained the PD did not include a C-1 component and the adjacent properties are zoned C-1. There were no comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Charlotte Bartzack to adjourn the Public Hearing. Arlene Norris seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of July 26, 2011 Meeting – Royal Weaver made a motion to approve the minutes as submitted. Doug Cooper seconded the motion. Voting was unanimous in favor of the motion.

Old Business - None

New Business

- A. **VARIANCE** – Larry Johnson, 101 Lisa Lane, is requesting a (10' required, 2' requested) side yard variance to place a pre-fabricated carport at 101 Lisa Lane. The property is zoned R-1. Tax Parcel 148A-001.

Charlotte Bartzack made a motion to approve the request as submitted. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

- B. **MINOR SUBDIVISION:** Old Weed & Ready Plantation, LLC, 2300 St. Marys Road, St. Marys, GA 31558, is requesting Subdivision Approval for a Two Lot Minor Final Plat of a 719.3 acre parcel identified as 149-004 located off Osborne Street between Liberty Street and E. Meeting Street. Property is zoned PD.

Doug Cooper made a motion to combine the subdivision and rezoning requests for review and approval. Charlotte Bartzack seconded the motion. Voting was unanimous in favor of the motion.

Mr. Cooper stated he works closely with St. Marys Realty and requested to abstain from the vote. The motion was to approve the request (Subject to any conditions presented in the Staff Report). The vote was (4) to approve, (0) to deny and (1) abstention.

- C. **REZONING:** Old Weed & Ready Plantation, LLC, 2300 St. Marys Road, St. Marys, GA 31558, requests rezoning of a .072 acre property, a portion of parcel 149-004, from the present PD zoning to C-1. This property is located off Osborne Street between Liberty Street and E. Meeting Street.

The vote for approval for rezoning was included with the applicant's minor subdivision request per request of the Planning Commission.

Granting Audience to the Public: No Comments.

Discussion:

- Status on Variance Request for Ed Nuzum, 300 Miller Street.

Mr. Weaver updated the Planning Commission regarding Mr. Nuzum's appeal to be presented to City Council at the October 3, 2011 City Council meeting. Mr. Weaver explained there was new information that had been brought forth and will be presented to Council. This was information Mr. Weaver had discovered while searching files for another project. Mr. Weaver informed the Planning Commission that once City Council is aware the Planning Commission did not have this information available at the time of the vote, they may send it back to the Planning Commission for review; they may decide to agree with the decision of the Planning Commission; or override their decision. Mr. Weaver also shared that Mr. Nuzum has apparently retained Mr. Jim Stein to represent him on his variance and appeal issue at the October 3, 2011 City Council meeting.

Larry Johnson requested the Planning Department to further research the City Council minutes regarding decisions City Council had made regarding a moratorium for R-4 zoning in St. Marys in either 1980 or 1981.

- Temporary Water & Sewer

Larry Johnson, PC Chair, inquired about properties that had received temporary septic tank approval. Cumberland Palms, located on North River Causeway was mentioned. Cumberland Palms, existing and proposed, are connected or to be connected to the City water and sewer. Family Dollar, located on Osborne Road, does have a temporary septic tank. Approval was granted with the condition that they would connect to City water and sewer when it became available.

Motion to Adjourn Regular Meeting – Charlotte Bartzack made a motion to adjourn the regular meeting. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion. The meeting adjourned at 6:10PM.